

MORGANTOWN PLANNING COMMISSION

MINUTES

6:30 PM

January 14, 2016

Council Chambers

COMMISSIONERS PRESENT: Sam Loretta, Bill Kawecki, William Blosser, Tim Stranko, Bill Petros, Ken Martis, and Michael Shuman

COMMISSIONERS ABSENT: Peter DeMasters and Carol Pyles

STAFF PRESENT: Christopher Fletcher, AICP and John Whitmore, AICP

Stranko moved to appoint Loretta as temporary President for the purposes of the present hearing; seconded by Martis. Motion carried unanimously.

- I. CALL TO ORDER/ROLL CALL:** Loretta called the meeting to order at 6:30 PM and read the standard explanation of the how the Planning Commission conducts business and rules for public comments.

II. 2016 LEADERSHIP ELECTION

Stranko moved to appoint DeMasters as President and Pyles as Vice President for the 2016 calendar year; seconded by Shuman. Motion carried unanimously.

- III. GENERAL PUBLIC COMMENTS:** None.

IV. MATTERS OF BUSINESS:

- A.** Approval of the November 12, 2015 meeting minutes: Martis moved to approve as presented; seconded by Kawecki. Motion carried unanimously. Stranko and Petros abstained due to their absence.
- B.** Approval of the December 10, 2015 meeting minutes: Stranko moved to approve as presented; seconded by Blosser. Motion carried unanimously.

- V. UNFINISHED BUSINESS:** None.

VI. NEW BUSINESS:

- A. RZ16-01 / Commercial Developers, LLC / 20 Hartman Run Road:** Request by Robert DeMoss, on behalf of Commercial Developers, LLC, for a Zoning Map Amendment to reclassify property from R-1A, Single-Family Residential District to B-2, Service Business District; Tax Map 31, Parcels 17.2, 17.3 & 17.5.

- B. RZ16-02 / WesBanco Bank, Inc. / 1350 Earl Core Road:** Request by Stephen Decker, on behalf of WesBanco, Inc. for a Zoning Map Amendment to reclassify property from R-1A, Single-Family Residential District and B-5, Shopping Center District to B-2, Service Business District; Tax Map 31, Parcels 101.3 and 98.2.

Fletcher noted that RZ16-01 and RZ16-01 are presented in a combined Staff Report.

Stranko moved to combine Case No. RZ16-01 and RZ16-02 into one public hearing; seconded by Martis. Motion carried unanimously.

Fletcher presented the Staff Report.

Loretta recognized Donald Shaffer owner of Center Service Auto Body who stated he was the previous owner of the property on Hartman Run Road. The property was previously rezoned in order to get building permits and wasn't aware that it was never recorded and stayed as a residential zone.

Loretta asked what district the property was previously zoned. Shaffer was not aware of the exact zoning district but stated the map amendment took place in 1985 and is certain it had to be rezoned in order to become an auto body shop.

Loretta recognized Nick Taylor on behalf of Wesbanco Bank who stated they were informed of their zoning classification by a representative from Commercial Builders a few months ago and did not realize they are currently zoned as a residential district. Taylor noted they have no intentions of selling the property but felt it was a good time to request the map amendment as they adjoin the property for Commercial Builders.

Petros referred to the Staff Report and asked who owned property behind the Wesbanco Bank building. Fletcher stated he is unsure of who owns the property but noted the land consists of steep slopes. Petros expressed that said property would be landlocked and felt it would be beneficial to request a map amendment as well. Fletcher noted that said property is located behind a neighborhood in the R-1A District and a B-2 zone would not be favorable directly behind a neighborhood. Fletcher referred to the Staff Report to further explain the topography of the property located behind the Wesbanco Bank building.

Kawecki referred to the aerial photography in the Staff Report and noted the parking lot of Wesbanco Bank appears to be located on a different Parcel. Fletcher referred the question to Taylor and noted the boundary lines were acquired digitally by Staff.

Taylor stated he noticed the discrepancy as well and inquired with the Planning Department who explained that the mapping is taken from the GIS system which isn't always precise or exact. Taylor referred to the aerial photography and noted the main part of the building is highlighted in yellow and explained the drive thru should have been included in the yellow as well.

Fletcher noted that if the Planning Commission forwards a favorable recommendation to City Council then Staff will work with Wesbanco Bank to determine exactly where their property lines are located. Fletcher stated that in the event information does not exist of the property boundaries then a survey may need completed in order to proceed with final approval.

There being no further comments or questions by the Commission, Loretta asked if anyone was present to speak in favor of or in opposition to the petitions. There being none, Loretta declared the combined public hearing closed and asked for Staff recommendations.

Fletcher presented the Staff recommendations.

Petros asked for the maximum building height in a B-2 District. Fletcher stated the maximum height standard is 72 feet in the B-2 District.

Stranko moved to forward a recommendation to City Council, subject to the applicant working to refine mapping, to approve the requested zoning map amendment petitions so that the zoning classifications of Parcels 17.2, 17.3 and 17.5 (Case No. RZ16-01) and Parcels 101.3 and 98.2 (Case No. RZ16-02) of Tax Map 31 are amended from the R-1A District and B-5 District to the B-2 District; seconded by Shuman. Motion carried unanimously.

VI. OTHER BUSINESS:

A. Committee Reports

- Traffic Commission: No report.
- Green Team: No report.

B. Staff Comments:

- Fletcher introduced John Whitmore, AICP who has joined the Planning Division as a Planner III and explained that Mr. Whitmore would be conducting the meetings and serve as the secretary in the future.
- Fletcher referred to training materials that were distributed prior to the hearing and asked Commissioners to review the materials at their convenience. Training will take place for the BZA and Planning Commissioners in future months.
- Fletcher requested direction to work with the Planning Commission President to draft revisions to the Commission's Bylaws addressing a deadline for submitting evidence supporting or opposing petitions; addressing unruly and disruptive behavior; and other matters. Staff will endeavor to present bylaw revisions during the Commission's February meeting.

Martis asked if the Board of Zoning Appeals should review cases related to a Development of Significant Site Plan application prior to coming to the Planning Commission. Fletcher explained that the order of case review between the Planning Commission and the Board of Zoning Appeals is not specified in State Code or the City's Planning and Zoning Code. The Planning Commission and Board of Zoning Appeals have two separate and distinct roles and both approvals are contingent upon each other for a development require approvals by decision making authorities.

Martis explained he was referring to the proposed "Standard at Morgantown" project and asked if changes would be made to the Site Plan when presented to the Commission at the next hearing. Fletcher referred to the minutes and noted that the Commission did not specifically ask for site plan changes. Martis

understood but noted that suggestions were made to the developer. Fletcher noted that concerns were raised but not discussed at the prior hearing because the motion to table was made and passed unanimously prior to a full discussion by the Commission.

- Fletcher stated the Planning Commission’s annual report will be included on the February agenda.
- Fletcher stated that a hard copy of the 2015 Planning and Zoning Code has been distributed to the Commissioners and replaces the previous 2014 Code.

VII. FOR THE GOOD OF THE COMMISSION:

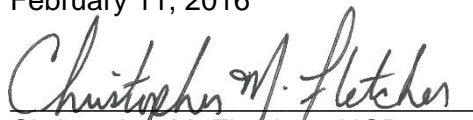
- Martis referred to the MPO Study on the Core Arboretum and stated that citizens have expressed concerns with the potential loss of green space and teaching space and asked if the Planning Commission could pass a resolution to show that the City of Morgantown wants to keep the Core Arboretum whole. Fletcher stated a public meeting has been scheduled. The public meeting is a part of the MPO’s “needs and purpose study” that will discuss if the urban core of the greater Morgantown area needs another access to I-79. Fletcher noted that the Planning Commission could make a statement but doing so now would be premature as no specific corridor locations have been identified yet. Fletcher noted Staff would email information about the MPO’s project along with a link to the project website so members of the Commission can follow it and determine whether or not a resolution or similar communication is merited.
- Martis announced his resignation to the Planning Commission and stated that the Commission’s February 2016 hearing will be his last hearing.

VIII. ADJOURNMENT: 7:20 PM

MINUTES APPROVED:

February 11, 2016

COMMISSION SECRETARY:


Christopher M. Fletcher, AICP